

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), Variance(s) should be had; and it further appears that the granting of the Variance requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of November, 1972, that the herein Petition for Variance to permit one recreational vehicle, herein determined to be a motor home as defined in Section 101 of the Baltimore County Zoning Regulations, in that a bus, thirty-eight feet in length, is in the process of being converted to a recreational vehicle, to be stored on the Petitioners' residential lot at 674-B Anthony Avenue, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. It shall bear current motor vehicle license.
2. It shall not be lived in or otherwise occupied while being stored on the aforementioned residential lot and shall be mechanically ready to be moved therefrom at any time.
3. It shall be stored two and one-half feet from the side lot line and at least eight feet to the rear of a lateral projection of the front foundation line of the Petitioners' dwelling.
4. A revised site plan shall be submitted, indicating compliance with the applicable restrictions set forth above, and approved by the Department of Public Works and the Office of Planning and Zoning.

William E. Hammond
Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE November 9, 1972

BY *John P. Lawrence*
ADMINISTRATIVE ASSISTANT

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN
EVALUATION COMMENTS

Mr. & Mrs. Anthony C. Neal
674-B Anthony Avenue
Baltimore, Maryland 21221
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 24th day of July, 1979.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Anthony C. Neal, et ux

Petitioner's Attorney

Reviewed by: *Nicholas B. Commodari*
NICHOLAS B. COMMODARI
Chairman, Zoning Plans
Advisory Committee

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

July 12, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #15, Zoning Advisory Committee Meeting of July 24, 1979, are as follows:

Property Owner:	Charles C. & Linda A. Neal
Location:	S/S Anthony Avenue 150' E. of Vincent Avenue
Existing Zoning:	D.R. 5.5
Proposed Zoning:	Variance to permit a recreational vehicle 38' in length in lieu of the required 35' to be stored in the side yard.
Acres:	50 x 150
District:	15th

The existing dwelling is presently served by metropolitan water and a private sewage disposal system. The proposed storage of the recreational vehicle will not interfere with the location of the sewage disposal system.

Very truly yours,

Edmund N. Diver
Edmund N. DIVER, P.E.
BUREAU OF ENVIRONMENTAL SERVICES

LJE/JRF/rth

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

000

Nicholas B. Commodari
Chairman

MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

September 7, 1979

Mr. & Mrs. Charles C. Neal
674-B Anthony Avenue
Baltimore, Maryland 21221

RE: Item No. 15
Petitioners - Charles C. Neal, et ux
Variance Petition

Dear Mr. & Mrs. Neal:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

This hearing originates as a result of a complaint, Case No. C-79-890, filed with this office concerning the parking of a school bus on your property. Because of your proposal to convert this bus to a recreational vehicle and coupled with the fact that it is greater than 35 feet in length, this Variance is required. A review of the pictures filed with this petition indicated what the inside of the converted recreational vehicle will look like. At the time of the scheduled hearing, you should also provide pictures and/or drawings of the outside of this vehicle. This will enable the Zoning or Deputy Zoning Commissioner to determine whether the converted bus can, in fact, be considered a recreational vehicle. If this petition is granted, it should be noted that the recreational vehicle must be setback at least 8 feet from the front of the house and 2-1/2 feet from the side property line.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing

Item No. 15
Page 2
September 7, 1979

certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:mr

Enclosures

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

THORNTON M. MOURING
DIRECTOR

August 23, 1979

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #15 (1979-1980)

Property Owner: Charles C. & Linda A. Neal
S/S Anthony Avenue 150' E. of Vincent Avenue
Existing Zoning: DR 5.5
Proposed Zoning: Variance to permit a recreational vehicle 38' in length in lieu of the required 35' to be stored in the side yard.
Acres: 50 x 150 District: 15th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Jeanette (Anthony) Avenue, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 40-foot right-of-way. Highway right-of-way widening will be required in connection with any grading or building permit application.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #15 (1979-1980)
Property Owner: Charles C. & Linda A. Neal
Page 2
August 23, 1979

Water and Sanitary Sewer:

There is an 8-inch public water main in Jeanette Avenue. Public sanitary sewerage is not available to serve this property, which is utilizing a private onsite sewage disposal system.

Very truly yours,

Edmund N. Diver
Edmund N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Somers

1-SE Key Sheet
1 NE 40 Pos. Sheet
NE 1 J Topo
98 Tax Map

APR 21 1980

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 494-3411
John D. Seyffert
DIRECTOR

September 13, 1979

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #15, Zoning Advisory Committee Meeting, July 24, 1979, are as follows:

Property Owner: Charles C. & Linda A. Neal
Location: S/S Anthony Avenue 150' E. of Vincent Avenue
Existing Zoning: D.R.S.5
Proposed Zoning: Variance to permit a recreational vehicle 38' in length in lieu of the required 35' to be stored in the side yard.
Acres: 50 x 150
District: 15th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William E. Hammond
Zoning Commissioner
Date: August 15, 1979
FROM: Charles E. Burnham
Plans Review Chief
Item 15 - Point of Information
SUBJECT: Zoning Advisory Meeting July 24, 1979

Definition Section 401.0 Building Code 1970 B.O.C.A.

A. TRAVEL TRAILER: a vehicular, portable structure built on a chassis and designed to be used for temporary occupancy for travel, recreational or vacation use; with the manufacturer's permanent identification "Travel Trailer" thereon; and when factory equipped for the road, being of any length provided its gross weight does not exceed forty-five hundred (4500) pounds, or being of any weight provided its overall length does not exceed twenty-eight (28) feet.

See also Section 425.12

A. TEMPORARY LOCATION: The building official may permit the temporary occupancy or use of a travel trailer in a location outside of an approved and licensed trailer or mobile homes park, as provided in Sections 425.3 and 425.4 and 425.5, for a period of not more than forty-eight (48) hours provided such use shall not create a health, traffic or other hazard. A temporary permit shall not be renewed for the same unit or location within a period of two (2) weeks after its expiration.

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEP:RTJ

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William E. Hammond
Office of Planning and Zoning
Date: August 10, 1979
FROM: Captain Joseph Kelly
Fire Prevention Bureau
SUBJECT: Zoning Advisory Committee Meeting of July 24, 1979
Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

- ITEM # 13 Property Owner: Paul R. Scher & Jackie Shuman
Location: S/S corner Ridge Valley Dr. & Falling Brook Ct.
No Comments
- ITEM # 15 Property Owner: Charles C. & Linda A. Neal
Location: S/S Anthony Avenue 150' E. of Vincent Avenue
No Comments
- ITEM # 17 Property Owner: Kenilwest Limited Partnership
Location: No plats submitted
No Comments
- ITEM # 18 Property Owner: William J. Franklin, Jr.
Location: S/S Cockeys Mill Road, 3150' W. of Reisterstown Road
No Comments
- ITEM # 19 Property Owner: Stephen Jeffrey Britt
Location: N/W Corner Ridge Avenue & Carroll Avenue
No Comments

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: July 18, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: July 24, 1979

RE: Item No: 15, 14, 15, 16, 17, 18, 19, 20
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

NWP/bp

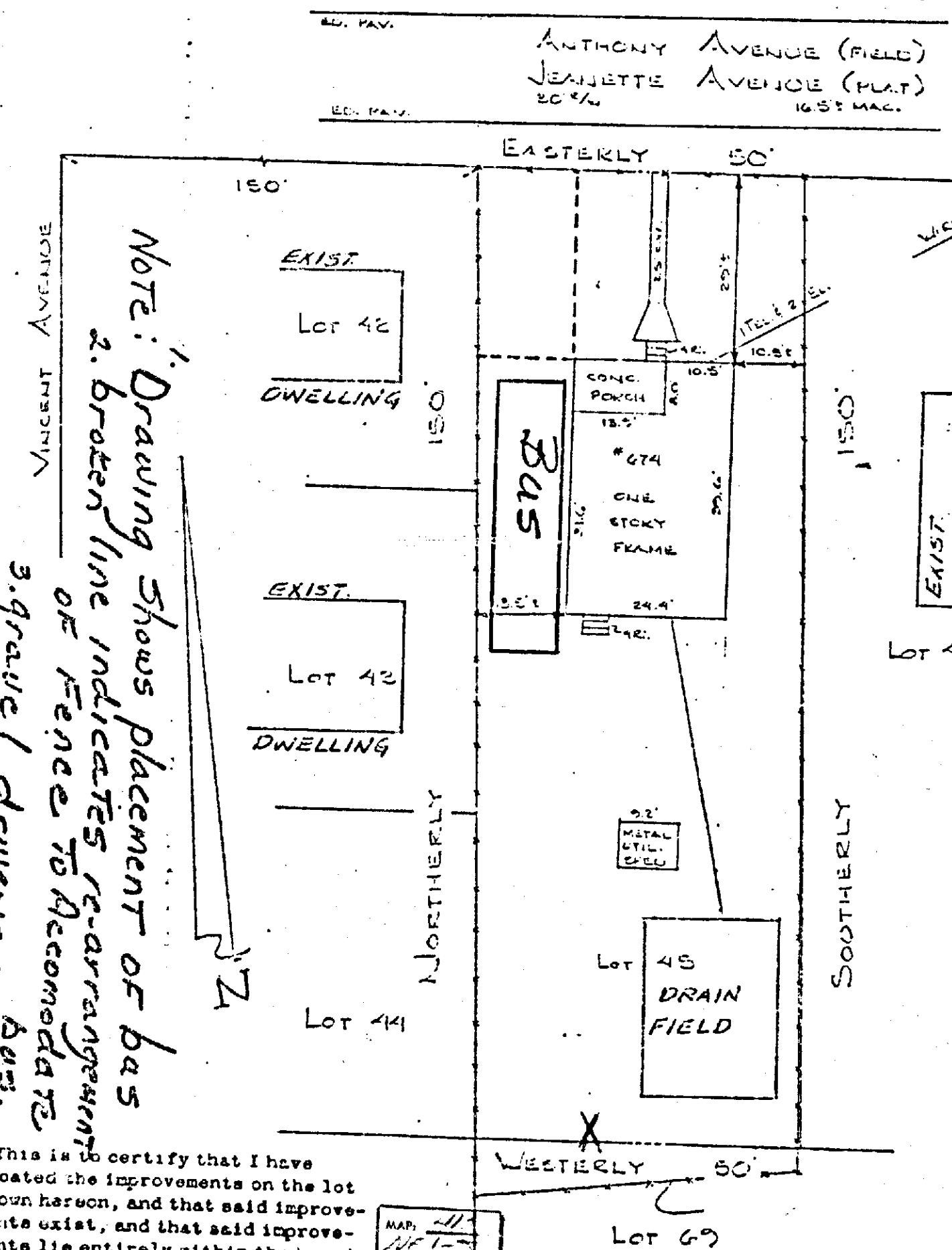
JOSEPH M. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. BOTZAKIS

THOMAS H. DOVER
MRS. LOURRAINE F. CHIRBUS
ROGER D. HATDEN
ROBERT Y. DUBEL, SUPERINTENDENT

ALVIN LORECK
MRS. MILTON R. SMITH, JR.
RICHARD W. TRACEY, D.V.M.

Plat showing property known as #674 Anthony Avenue, Baltimore County, Maryland. Also known as Lot 45, as shown on the plat entitled PROPERTY OF VINCENT L. O'CONNOR AND WIFE, which plat is recorded among the Land Records of Baltimore County in Plat Book 7, Folio 112.

PUBLIC WATER, PRIVATE SEWER
ZONED: D.R.S.5 ELECT DIST. 15



This is to certify that I have located the improvements on the lot shown hereon, and that said improvements exist, and that said improvements lie entirely within the boundaries.

Joseph Kelly
JOSEPH KELLY
FIRE PREVENTION BUREAU
BALTIMORE COUNTY, MARYLAND

NOT INTENDED TO BE USED TO ESTABLISH PROPERTY LINES.

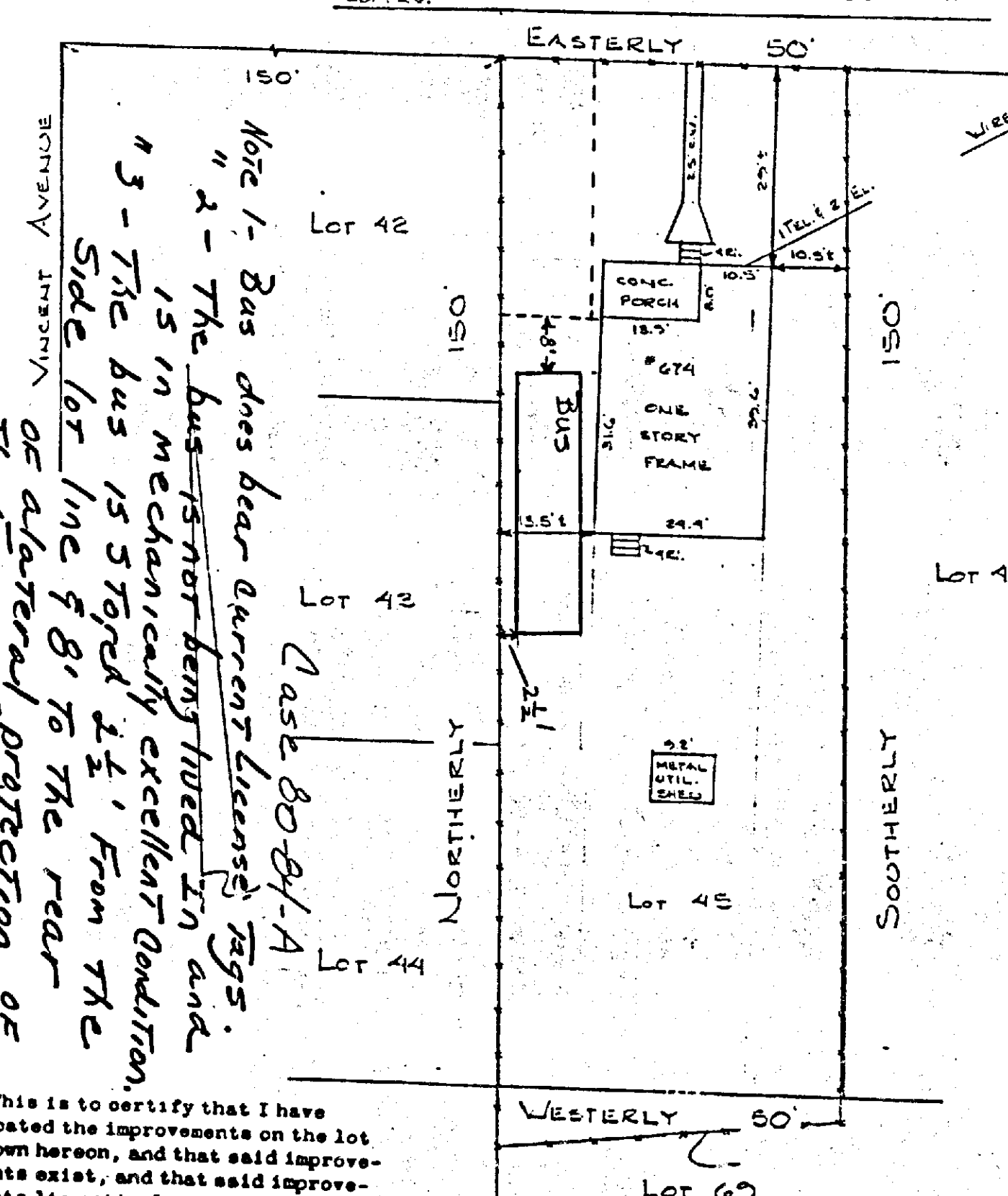
SCALE: 1"=20'

DATE: 7-21-79

J. S. T. ENGINEERING CO., INC.
2529 GLENCOE ROAD
BALTIMORE, MD. 21234

Plat showing property known as #674 Anthony Avenue, Baltimore County, Maryland. Also known as Lot 45, as shown on the plat entitled PROPERTY OF VINCENT L. O'CONNOR AND WIFE, which plat is recorded among the Land Records of Baltimore County in Plat Book 7, Folio 112.

ANTHONY AVENUE (FIELD)
JEANNETTE AVENUE (PLAT)
50' W. 16.5' MAG.



This is to certify that I have located the improvements on the lot shown hereon, and that said improvements exist, and that said improvements lie entirely within the boundaries.

Joseph Kelly
JOSEPH KELLY
FIRE PREVENTION BUREAU
BALTIMORE COUNTY, MARYLAND

NOT INTENDED TO BE USED TO ESTABLISH PROPERTY LINES.

SCALE: 1"=20'

DATE: 7-21-79

J. S. T. ENGINEERING CO., INC.
2529 GLENCOE ROAD
BALTIMORE, MD. 21234

APR 21 1980

greyhound rd.

Krause

Holbrook

Ferrell

Anthony Ave.

Hollingsworth

Neal

Barnette

Sears

Johnson

PARK
LAND



PETITION FOR VARIANCE
14th DISTRICT
ZONING: Petition for Variance for a recreational vehicle
LOCATION: South side of Anthony Avenue, 150 feet East of Vincent Avenue
DATE & TIME: Tuesday, September 18, 1979 at 10:00 A.M.
PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Petition for Variance to permit one recreational vehicle 35 feet in length in lieu of the required 35 feet, to be stored in the side yard.
The Zoning Regulation to be excepted as follows:
Section 415 A & 101 - Recreational Vehicles
All that parcel of land in the Fifteenth District of Baltimore County, Beginning 100 feet east of the intersection of Vincent Avenue and Anthony Avenue, being Lot No. 48 as shown on Plat of "Vincent & Wilson & Wife", recorded in the Land Records of Baltimore County in Plat Book #7, Folio 112. Also known as 474 Anthony Avenue, being the property of Charles C. Neal, et ux, as shown on plat plan filed with the Zoning Department.
Hearing Date: Tuesday, September 18, 1979 at 10:00 A.M.
Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
By Order of:
WILLIAM E. HAMMOND,
Zoning Commissioner of Baltimore County
Aug. 30

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 30, 1979

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~once each~~ of one time ~~successive~~ before the 18th day of September, 1979, the first publication appearing on the 30th day of August, 1979.

THE JEFFERSONIAN,

L. Frank Smith
Manager.

Cost of Advertisement, \$

PETITION FOR VARIANCE
15th District
ZONING: Petition for Variance for a recreational vehicle
LOCATION: South side of Anthony Avenue, 150 feet East of Vincent Avenue
DATE & TIME: Tuesday, September 18, 1979 at 10:00 A.M.
PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Petition for Variance to permit one recreational vehicle 35 feet in length in lieu of the required 35 feet, to be stored in the side yard.
The Zoning Regulation to be excepted as follows:
Section 415 A & 101 - Recreational Vehicles
All that parcel of land in the Fifteenth District of Baltimore County, Beginning 150 feet east of the intersection of Vincent Avenue and Anthony Avenue, being Lot No. 48 as shown on Plat of "Vincent & Wilson & Wife", recorded in the Land Records of Baltimore County in Plat Book No. 7, Folio 112. Also known as 474 Anthony Avenue, being the property of Charles C. Neal, et ux, as shown on plat plan filed with the Zoning Department.
Hearing Date: Tuesday, September 18, 1979 at 10:00 A.M.
Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
BY ORDER OF
WILLIAM E. HAMMOND,
ZONING COMMISSIONER OF BALTIMORE COUNTY
Aug 30



OFFICE OF

TOWSON, MD. 21204 August 30 1979

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - Charles C. Neal et ux was inserted in the following:

- ☐ Catonsville Times ☐ Arbutus Times
☒ Essex Times ☐ Community Times
☐ Towson Times

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 31st day of August 1979, that is to say, the same was inserted in the issues of August 30, 1979.

STROMBERG PUBLICATIONS, INC.

BY Esther Bruege

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 10th day of July, 1979.*

Filing Fee \$ 25.00 Received: ☐ Check

☒ Cash

☐ Other

William E. Hammond
William E. Hammond, Zoning Commissioner

Petitioner Charles C. & Linda D. Neal Submitted by same

Petitioner's Attorney same Reviewed by same

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>same</u>	Revised Plans: Change in outline or description <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									
Previous case: <u>none</u>	Map # <u>same</u>									

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15 Date of Posting: 7/31/79
Posted for: Charles C. Neal et ux
Petitioner: Charles C. Neal et ux
Location of property: 515 Anthony Ave., 150' E. Vincent Ave.
+ Barnette Ave. per plat
Location of Signs: front of property (#674 Anthony Ave.)
Remarks: notified by newspaper, various signs
Posted by: Sam Coleman Signature Date of return: 7/7/79

1 sign

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 80947

DATE 7-5-79 ACCOUNT 01-662

AMOUNT 25.00

RECEIVED FROM: Charles C. Neal
FOR: Variance Petition

507221 5 25.00

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 83190

DATE Sept. 18, 1979 ACCOUNT 01-662

AMOUNT \$37.90

RECEIVED FROM: Mrs. Charles C. Neal

FOR: Posting & Advertising Property Case No. 60-64-A

341525 10 37.90

VALIDATION OR SIGNATURE OF CASHIER



INSIDE

